

**TRANSFER
TAX
PAID**

Doc # 2004021169
Book 8031 Page 0069

WARRANTY DEED

57-277
#01261

Know all Persons by these Presents,

That I, SANDRA J. ROWE, OF Waterville, County of Kennebec and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by DEBORAH A . KILSBY

whose mailing address is P.O. Box 1647, Brockton, Mass. 02303-1647

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Deborah A. Kilsby

her heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, and being lot numbered eighteen (18) on plat of section of College Avenue Heights, made by Green and Wilson, civil engineers, dated August 1921, and recorded in Kennebec Registry of Deeds in Plan Book 8, Page 52 to which reference shall be made for a more particular description of the premises herein conveyed:

Said Lot herein conveyed has a frontage of sixty-five (65') feet on Donald Street, and is one hundred (100) feet deep. It is bounded on the east by land now or formerly of one Vigue, on the west by land now or formerly of McCoslin; on the north by land now or formerly of one Rosenthal, and on the south by Donald Street.

No other building except dwelling house to cost not less than twenty-five hundred (\$2,500.00) dollars, shall be built upon the land. Any building erected shall be set back fifteen (15) feet from the street line. These restrictions shall run with the land.

This grant refers to Lot Numbered 18 on the recorded plan, but when deed of this land was given originally by Rosenthal, he conveyed Lot Numbered 18 plus sufficient land to make the parcel 65 feet wide and 100 feet deep, so this grant includes Lot numbered 18 on plan plus added land.

Being all and the same premises conveyed by Sally Libby, f/k/a Sally A. Marshia, to Benjamin A. Gonya and Sandra J. Rowe, as joint tenants in a warranty deed dated August 16, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6027, Page 147. Benjamin A. Gonya died on December 31, 1999 leaving Sandra J. Rowe as the sole surviving joint tenant.

her heirs and assigns, to them and their use and behoof forever.

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will ~~warrant and defend~~ the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

XKXK

~~Handwritten note of the day~~

Signed, Sealed and Delivered

in presence of

William P. Subord Sandra J. Rowe
Sandra J. Rowe

State of Maine, County of Kennebec ss: July 9, 20 04.

Then personally appeared the above named Sandra J. Rowe

SE